

MLS #: A75944A (Active) List Price: \$542,715

0 -- Art Hedwigs Hill Rd Mason, TX 76856



Type: Ranch Land, Productive Soils
Best Use: Recreational, Investment, Hunting
Topography: Partially Wooded, Open, Exceptional View, Hill Top View
Surface Cover: Improved Pasture, Wooded/Native Pasture, Improved Grasses, Brushy
Views: Yes
Apx \$/Acre: 5595
Lot/Tract #:

Original List Price: \$542,715
Area: County-Southeast
Subdivision: None
County: Mason
Schools: Mason S/D
Distance From City: 6-9 miles
Apx Tract Size/Acreage: 97
Seller's Est Tax: 401.00
Showing Instructions: Call LO Appointment
Days on Market 2

Tax Exemptions: Ag**Appraisal District #:** 4073, 11262, 5854**Zoning:** None**Flood Plain:** No**Deed Restrictions:** Yes**Easements:** Electric Service**HOA:** No**HOA Fees:****HOA Fees Pd:****Items Not In Sale:****Documents on File:** Topographical Map, Legal Description, Aerial Photo

	Land		
	Leases		Cropland
	Rangeland/Pasture		Fenced

Water: None**Sewer:** None**Utilities:** CTEC Electric on Property**Access/Location:** County Road, Easement Road**Minerals:** Reserves Part**Improvements:** Other-See Remarks**Misc Search:** Livestock Permitted**Surface Water:** Pond**Fence:** Barbed Wire, Partial**Sub Agent %:** 0**Buyer Agent %:** 3**Sub Agency Non-MLS Fee:** 0**Buyer Agency Non-MLS Fee:** 3**TrmsFin:** Cash, Conventional**Possessn:** Closing/Funding**Var Rate:** No**Excl Agy:** No**Escrow Agent:** Clear Titles of Mason**Attorney:****Refer to MLS#:****Location/Directions:** Appox. 9 miles south of Mason and 32 miles N of Fredericksburg via US Hwy 87, then north 2 miles on Art Hedwigs Hill Rd. (County Rd.)**Owner:** James Donop**Legal Description:** 97 acres to be surveyed out of David Kensing Survey 175, Abstract 596**Instructions:** Contact Listing Office for appointment.

Public Remarks: Exciting and scenic hill country landscape loaded with appeal. Just under 100 acres featuring rolling hills above a valley of improved grass pastures and heavy oak timber. Exceptional hilltop views in nearly every direction from the middle of property. Good cover of mesquite and native brush for wildlife including whitetail deer, some axis, turkey, hogs, dove, and quail. Electric on property with equipped windmill well and tank pond along a creek runoff. Rich red, sandy clay loam soils, Excellent potential for hunting, recreation or investment.

Agent Remarks: Attractively priced for this area of the county. Fenced on 3 sides to be surveyed out of larger ranch- adjoining acreage (up to 200 acres) to the north and south also for sale. Tracts can be purchased together or separate. Seller to reserve 1/2 of the mineral title with a non-participating interest. Proposed ROW easement access off Art Hedwigs Hill Rd. and sensible deed restrictions.

Withdraw Comments:**Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**Office Broker's Lic #:** 0256542**Listing Office:** Lehmborg Realty (#:94)**Main:** (325) 347-5360**Fax:** (325) 347-6651**Mail Address 1:** P.O. Box 417**Mail City:** Mason**Mail Zip Code:** 76856**Listing Agent:** Will Lehmborg (#:7)**Agent Email:** will@lehmborgrealty.com**Contact #:** (325) 347-5360**License Number:** 0657358

Information Herein Deemed Reliable but Not Guaranteed
 © Central Hill Country Board of REALTORS® Inc., 2007
 MLS #: A75944A